

LANDMARKS & HISTORIC PRESERVATION COMMISSION MEETING MINUTES



AUGUST 2, 2022

5:30 P.M.

Medford City Hall, Council Chambers

411 West 8th Street, Medford, Oregon 97501

The regular meeting of the Landmarks & Historic Preservation Commission was called to order at 5:30 p.m. in Council Chambers, City Hall, on the above date with the following members and staff present:

Commissioners Greg Appen, Jeff Appen, Karl Geidans, Daniel Smith; Assistant Planning Director Kelly Akin, Planner III Steffen Roennfeldt, Recording Secretary Terri Richards; Commissioner Stephen Kazar was absent.

20. Consent Calendar

20.1 None.

30. Approval or Correction of the Minutes from the 06-07-2022 Meeting

There being no additions or corrections, the minutes were approved as presented.

40. Oral Requests and Communications from the Audience

40.1 There were none.

50. Public Hearings

Alicia Wilson, Senior Assistant City Attorney, read the rules governing the public hearings.

50.1 **HC-22-168** Landmarks and Historic Preservation Commission Review of a proposed new 4-story, 26,900 square foot mixed use building comprising of three commercial suites and 17 residential units. The structure is located at the northeast corner of the West 5th Street and North Oakdale Avenue intersection (212 N Oakdale Avenue) and the site is zoned C-C (Community Commercial) and is within the CB (Central Business) and H (Historic) zoning overlay districts. Applicant: Lisa O'Connor; Agent: Chris Brown; Planner: Steffen Roennfeldt.

Chair Smith asked for any potential conflicts of interest, ex-parte communications, or site visits. There were none.

Steffen Roennfeldt, Planner III, summarized the staff report dated July 26, 2022. Staff recommended approval.

The public hearing was opened and the following testimony was given:

- a) Chris Brown, agent for the applicant, gave a narrative of the project.
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Mr. Brown reserved time for rebuttal.

There being no further testimony, the public hearing was closed.

Motion: Approve the Final Order for HC-22-168 as per the Staff Report dated July 26, 2022, including Exhibits A through N, and the revised Conditions of Approval listed below:

1. New construction shall be limited to those authorized by the Final Order for HC-22-168 and the Staff Report dated July 26, 2022, including all Exhibits and Conditions of Approval.

2. The applicant shall submit a sign permit application for any signs placed on the subject parcels.

3. Prior to any construction, the applicant shall obtain relevant permits, consistent with this Landmarks and Historic Preservation Commission approval.

4. Applicant shall apply for a demolition permit with the Building Department prior to the demolition of any existing structure on the subject site.

5. The LHPC approves the maximum five year approval period for Historic Review applications. No extensions of time are allowed per MLDC 10.188(5)(b). Phases developed after the passage of two years from approval of the Historic Review application shall be required to modify the plans if necessary to avoid conflicts with changes in the Comprehensive Plan or this chapter.

6. 6 thru 9. Comply with Conditions in Staff Reports.

10. Delegate the final design/architecture to be approved by the Planning Director prior to the issuance of building permits. The architectural standards shall be based on the newly adopted Triplex, Quadplex, and Townhouse Design Standards in MLDC 10.716B (Exhibit N) and the adopted standards for New Construction in the Historic District (Exhibit L).

Moved By: Commissioner Geidans

Seconded by: Commissioner Jeff Applen

Roll Call Vote: Motion passed, 4-0

60. Written Communications

60.1 None.

70. Continued Business

70.1 None.

80. New Business

80.1 None.

90. Commissioner Remarks

90.1 Commissioner Greg Applen wanted to know the status of the Bricktown Brewing Company. Ms. Akin stated that SHPO had approved their restoration plan and they had possibly received some grant money.

100. Planning Department Reports

100.1 Ms. Akin said there is no business scheduled for the September 6, 2022, meeting but she would like to have a study session.

110. Adjournment

There being no further business, this meeting adjourned at 6:04 p.m.

The City Recorder maintains a record of these proceedings with the agenda, minutes and documentation associated with this meeting.

Debbie Strigle
Recording Secretary

Daniel Smith
Chair